002.0	0003	0019.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	605,100 /	605,100
					USE VALUE:	605,100 /	605,100
					ASSESSED:	605,100 /	605,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
89		FAIRMONT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BARILLEAUX GERARD &
Owner 2:	BARRILLEAUX MARY CATHERINE
Owner 3:	
Street 1:	89 FAIRMONT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SOMLYODY STEPHEN A -
Owner 2:	-
Street 1:	89 FAIRMONT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .082 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1962, having primarily Wood Shingle Exterior and 952 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3562.000	183,600		421,500	605,100
Total Card	0.082	183,600		421,500	605,100
Total Parcel	0.082	183,600		421,500	605,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 635.61 | /Parcel: 635.61

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	1713
GIS Ref	
GIS Ref	
Insp Date	05/04/09

!171!

PREVIOUS ASSESSMENT

Parcel ID: 002.0-0003-0019.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	183,600	0	3,562.	421,500	605,100		Year end	12/23/2021
2021	101	FV	176,800	0	3,562.	421,500	598,300		Year End Roll	12/10/2020
2020	101	FV	176,800	0	3,562.	421,500	598,300	598,300	Year End Roll	12/18/2019
2019	101	FV	154,400	0	3,562.	447,800	602,200	602,200	Year End Roll	1/3/2019
2018	101	FV	154,400	0	3,562.	326,700	481,100	481,100	Year End Roll	12/20/2017
2017	101	FV	154,400	0	3,562.	284,500	438,900	438,900	Year End Roll	1/3/2017
2016	101	FV	134,100	0	3,562.	242,400	376,500	376,500	Year End	1/4/2016
2015	101	FV	134,400	0	3,562.	237,100	371,500	371,500	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 171

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOMLYODY STEPHE	1481-75		11/19/2015		510,000	No	No		
	1084-92		7/1/1991		150,000	No	No		Y

PRINT

Date	Time
12/29/21	18:06:20

LAST REV

Date	Time
11/04/16	14:23:18
apro	

USER DEFINED

Prior Id # 1:	1713
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/13/2015	1130	Re-Roof	10,475		8/13/2015			Strip and reroof.

ACTIVITY INFORMATION

Date	Result	By	Name
4/28/2016	Sales Review	PT	Paul T
10/27/2015	Permit Insp	PC	PHIL C
5/4/2009	Measured	372	PATRIOT
9/24/1999	Meas/Inspect	163	PATRIOT
9/2/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3562		Sq. Ft.	Site		0	80.	1.48	1									421,487						421,500	

Total AC/HA:	0.08177	Total SF/SM:	3562	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	421,487	Spl Credit		Total:	421,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1962	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	134.987
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	225559
Depreciation:	41954
Depreciated Total:	183605

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	3	Baths:	1	HB	

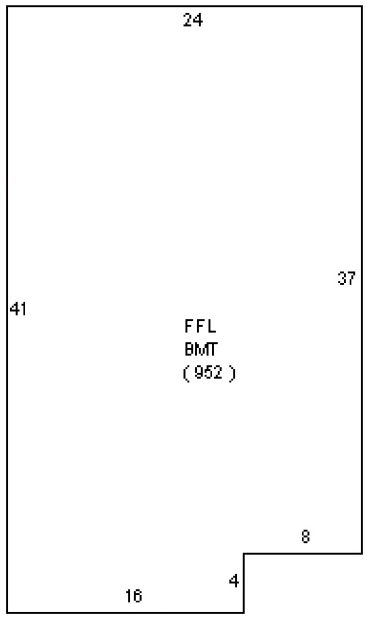
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	
Totals			
1	5	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	134.99
Special Features:	0	Val/Su Net:	96.43
Final Total:	183600	Val/Su SzAd	192.86

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	952	40.500	38,552
FFL	First Floor	952	134.990	128,507

Net Sketched Area:	1,904	Total:	167,059

Size Ad	952	Gross Area	1904	FinArea	952

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

002.0-0003-0019.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc